



Open Space
Tierrasanta Community Plan

15
FIGURE



OPEN SPACE

Open space provides a relief from continuous urbanization. It also acts as wildlife preserves, protects natural resources, defines neighborhoods and provides recreational area.

Tierrasanta contains a number of scenic canyon areas. Many of these have been preserved in their natural state as development has progressed. Improvements are usually limited to trails and landscaping where appropriate. Although under Navy ownership, the Admiral Baker Field Golf Course and recreation area also function as a component of the open space system. Another component of the open space system is a mesa, north of Clairemont Mesa Boulevard and east of I-15 which contains clusters of vernal pools of exceptional quality.

Other open space areas include parkways containing meandering sidewalks and landscaped center islands.

An open space maintenance district has been established to ensure the proper upkeep of these areas. As of November 1980, this district included 673 acres of open space.

The San Diego River

The San Diego River generally follows the southeast boundary of the Tierrasanta community. It first flows through the Mission Gorge area of Mission Trails Park, then along sand and gravel operations at the southwest corner of the park, and finally through Admiral Baker Field Golf Course. Beyond the community plan area, the river continues southerly to Mission Valley and westerly to the ocean.

Planning efforts by the City and county are now under way for the use and control of the river. The two primary concerns are to minimize the threat of flooding and to expand recreational use of the river.

Natural Resource Extraction

Sand, gravel and crushed rock have been identified as major mineral resources in the San Diego area. They are raw materials used in the production of cement, mortar and plaster. While the extraction of these minerals is of economic value, certain characteristics that accompany mineral extraction are often found objectionable. These include noise, dust and the unattractive appearance of the quarry sites.

There are existing quarries located in Mission Gorge along the San Diego River, easterly of Admiral Baker Field. Approximately 130 acres of this operation are within the Tierrasanta community planning area. Unincorporated portions of this operation to the south are currently being considered for annexation to the City, and a Conditional Use Permit (CUP) is being prepared to control the entire extraction operation. This CUP will address the objectionable characteristics of the operation and will include requirements for ongoing rehabilitation of the quarry sites. An access easement from Tierrasanta Boulevard to Mission Trails Park will also be required.

GOAL

ESTABLISH AN OPEN SPACE SYSTEM WHICH PROTECTS THE NATURAL RESOURCES, PROVIDES FOR THE MANAGED PRODUCTION OF RESOURCES, PROVIDES OUTDOOR RECREATION AND ENHANCES THE IDENTITY AND CHARACTER OF THE COMMUNITY.

OBJECTIVES

- To preserve canyons and hillsides as open space.
- To minimize the effect of natural resource extraction on surrounding land uses.
- To preserve the San Diego River environs and protect surrounding uses from flooding.

PROPOSALS

1. Expand the open space system as shown on **Figure 15**. There should only be minor alterations to the natural character of these areas. Examples of uses are: hiking, horseback riding, bicycling and wildlife study. More intensive uses should be studied to determine their impact on the environment. These uses might include picnicking, camping, archery, gardens and ornamental landscaping.
2. Designated open space areas which are not to be acquired by the City should be allowed to apply the adjacent residential density for development purposes. Clustered development should then be used to avoid development impacts on the designated open space.
3. Continue the current practice of City ownership of open space areas, with maintenance provided by the Open Space Maintenance District. City reimbursement for a share of these costs should also be continued. Initial improvement and maintenance of these areas should remain the responsibility of the developer, with maintenance to continue for a maximum period of two years from the date of completion, subject to acceptance by the Park and Recreation Department.
4. Trails should be developed within the open space corridors linking the community's activity centers with the neighborhoods and the regional park. A map and directions regarding the trail system and points of interest in the open space system should be displayed at trailheads. Where appropriate, trailheads should be improved with shaded rest areas including benches, picnic tables and waste containers.
5. At points where streets or other development traverses open space corridors, provisions should be made to provide for a continuous open space linkage. Such a linkage could consist of a crosswalk, stairway, path, or public access easement as appropriate.
6. Landscaped transition areas should be established between the developed urban areas and the open space system, along traffic corridors and at canyon overlooks, where considered appropriate.

7. The Tierrasanta Community Council should have the opportunity to comment on the allowance of any use, development or improvement which would alter the natural state of dedicated open space areas.
8. Inspection of Open Space Maintenance District areas should be performed by the City Park and Recreation Department. The Community Council should designate representatives from the various neighborhoods to make periodic checks and report to the Community Council on what work has been done, potential problems regarding maintenance of the open space, or any other problem pertaining to the open space areas. Periodic reports should be made to the City Park and Recreation Department so that appropriate action can be taken to mitigate any problems or implement any changes.
9. Upon termination of the sand and gravel operations, the excavated area should be rehabilitated and a pathway to Mission Trails Park provided. Any other use of the property beyond open space uses will require an amendment to this Plan.
10. Apply the Floodway and Floodplain Fringe zones as appropriate along the San Diego River.